

**Hodge, Vernon**

**From:** Rodgers, Emory

**Sent:** Friday, April 13, 2007 12:48 PM

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**Cc:** Dye, Bernice

**Subject:** 2006 regulaitons work groups code changes and issues for Virginia USBC SFPC Amusement, Industrialized, Certification regulations

**Attachments:** april 9th meeting on 2006 regulations with stakeholders.doc

Attached is the list of code changes and issues reviewed with stakeholders on April 9<sup>th</sup>, 2007 and new issues that have been divided into 5 Work Groups with meeting dates set for May, June and July. There is Work Group 1 for IRC code changes and issues; Work Group 2 for the USBC administrative matters; Work Group 3 for USBC and

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SFPC technical code changes and issues; Work Group 4 for the sprinkling of attics in R-2 4 stories or less senior adult buildings; and, Work Group 5 for the SFPC International Wildland Urban Interface Code.

Work Group 1: Meeting dates May 15<sup>th</sup> and June 6<sup>th</sup> if necessary here at DHCD starting at 9:30a.m.

Work Group 2: Meeting dates May 16<sup>th</sup>, June 14<sup>th</sup> and July 26<sup>th</sup> here at DHCD starting at 9:30a.m.

Work Group 3: Meeting dates May 29<sup>th</sup>, June 21<sup>st</sup> and July 31<sup>st</sup> here at DHCD starting at 9:30a.m.

Work Group 4: Meeting dates May 2<sup>nd</sup> and June 13<sup>th</sup> here at DHCD starting at 9:30a.m.

Work Group 5: Meeting dates May 30<sup>th</sup>, June 27<sup>th</sup> and July 30<sup>th</sup> here at DHCD starting at 9:30a.m.

There maybe a few issues that require additional meeting or an item in Work Groups 1-3 that will be placed into another stand alone Work Group.

Staff will still hold a stakeholders meeting June 18<sup>th</sup> at 9:30a.m. to review progress from the May and early June Work Group meetings that will be part of a briefing report to the Board of Housing and Community Development at their June 25<sup>th</sup> meeting and at their July 24<sup>th</sup> Board meeting and public hearing.

All Work Group meetings are open to the pubic and our stakeholder partners.

Date: April 13, 2007

To: Stakeholders

From: Emory Rodgers, Deputy Director, BFRD, DHCD

Subject: April 9, 2007 Stakeholders Briefing/Meeting on the 2006 Regulations

Staff wants to thank each of you who attended and contributed to a productive meeting as we reviewed some 220 pages of materials with over 90 potential code changes and issues that will be reviewed in work groups to seek consensus where possible and that will be subject to two public comment periods this spring and summer, a public hearing July 24<sup>th</sup> and then review and approval by the Board of Housing and Community Development this fall.

**Please remember that the cut off date for code changes is July 27, 2007**

We are organizing the following work groups denoting individuals and organizations to attend and staff liaisons. Some of you have indicated an interest in attending specific work groups and others are named as you are a code change proponent or your organization has an interest in the proposed code changes or issues to be discussed. All work groups will be open to anyone wanting to attend.

Many of the stakeholders not attending will not have a copy of the April 9<sup>th</sup> materials, but we can send you a copy if you will email Vernon Hodge at [vernon.hodge@dhcd.virginia.gov](mailto:vernon.hodge@dhcd.virginia.gov).

Highlighted in Work Groups 1, 2 and 3 are the more complex code changes and issues.

#### **1. Work Group 1 2006 USBC/2006 International Residential Code:**

- **R317.1: Code change clarifies how to construct fire rated wall assembly for 2-family dwellings.**
- R408.3: Review more stringent crawl space venting requirements.
- **R602.10: Wall bracing requirements rewrite of sections with new drawings and technical code changes from VBCOA and industry.**
- R310.1: Review for clarity related to "porch" and should Exception contain NFPA 13 and 13R. One person spoke from Va. American Fire Sprinkler Association to leave as is.
- M1701: New standards for air leakage. Code change for AS.
- P3007 and 3301.1 Code changes for sump pumps and subsoil drains in IRC. Code changes for AS.
- R301.2.1.1: Code change proposes to strike 100m.p.h wind zones. Issues include do you automatically need homes designed by RDP and since code change is based on national debate are we lowering safety.
- R403.1: Code change to limit eaves to 10 feet as coordination issue.
- AG105: Two code changes on barriers for pools.

- R320: Termite barriers has work group from Va. Dept. of Agriculture and Consumer Services reviewing and doing statewide educational effort.
- Should all IRC building be designed by RDP's was issued discussed with answer being no.
- **CO Alarms: Should IRC require these alarms. ICC has several code changes for May meeting. Virginia Housing Commission considering retroactive CO alarms for dormitories and senior facilities.**
- R306.5 and IBC 2901.1: Need code change to add DEQ with VDH and DHCD/DEQ need to do new MOA as does VDH since duties split.
- **R613.3: Sill height in IRC is 24 inches with code change to lower to 18 inches and another no restrictions. VBCOA would support 18 inches.**

**Stakeholders:** Richard Bartell-VBCOA, Roger Robertson-Chesterfield, HBAV-Mike Toalson and team, VS-AIA Duncan Abernathy, FSBCC-Elaine Gall/representative, Sam Francis-AFPA, Mike Redifer-Newport News, Chuck Bajnai, Lynn Underwood, Jim Messersmith, VPMLA-Guy Tomberlin, Bob Caputo-VAFSA, Winchester Homes-Randall Melvin, Michael Lawson, Brian Foley Stan Massie, Paul Lynch, Charlie Singleton, Eric Mays, Steve Shapiro

**Staff:** Vernon Hodge

**Meeting Date:** May 15, 2007 at DHCD 2<sup>nd</sup> floor conference room at 9:30. 2<sup>nd</sup> meeting if necessary June 6<sup>th</sup> same time and location.

## **2. Work Group 2 USBC Administrative:**

- **USBC Sections 103.3 to 103.7, 108.1(1): Coordinate sections related to alterations and change of occupancy/occupancy classifications and what work complies with the new requirements.**
- USBC Section 108.2: Add new language for legislative bills for annual inspections and allowing permits for historic districts to replace windows, roofs and siding. Reformat section so wouldn't have exceptions to exceptions. Coordinate the tent permit requirements with the SFPC Section 108.5.12 and review canopies.
- USBC 107.2: JPVBCOA surcharge increased to 2%, the maximum allowed, for July 1, 2009. Staff will have supporting reason.
- **USBC Sections 110.6, 113.3 and PMC Sections 110.1 and 110.6: Code changes and legislation to limit building permit completion to 3-years or ensure substantial progress is being made such as having to obtain within 6 months a required inspections instead of doing some siding, replace a window, do some framing, etc.**
- USBC Sections 111.2 and 1703.1: Code changes for special inspections that provide qualification requirements that can be used by building officials.
- **USBC Sections 108.3 and 113.6: Need code changes that allow electronic and faxing of permits and construction documents that is being done now. Need legal counsel.**
- USBC and SFPC: SFMO proposes USBC allows fire official to approve by delegation the replacement of fire extinguishers and interior materials/coverings.

May also relate to USBC 108.2 to have permit exceptions with clarity it is not new installations, but maintenance under SFPC where replacement is necessary per USBC.

- USBC Chapter 35 and SFPC: Code change to reference the 2007 NPFA standards for 13, 13R, 13D, 10, 24, 33 and 72.
- USBC Farm buildings exemptions: Maybe legislation to not have any USBC involvement for restaurants. What is primarily for farm purpose mean?
- USBC Section 113.3.6: Code change for new inspections for sealants, ducts and vapor barriers. Opposition to the code change from VPMIA and VBCOA.
- USBC 109 and 113: Can inspector or building official approve deviations from RDP sealed and approved set of construction documents if requested by builder and change meets the USBC?
- USBC PMC: Sections 105.5 and 105.6 under review by VBCOA and also for unsafe provisions with violation sections.
- USBC PMC: IPMC Section 304.13 is it clear screens aren't required where there is mechanical ventilation?
- **USBC PMC: Table 404.5 code changes to reinsert plus add to IRC and IBC. Issues include pre-1973 buildings and room sizes to use; should enforcement be limited to R-2, R-3 and R-5; and, how to deal with families versus rental dwelling units. Review walkout basements as sleeping units/areas. This is a critical tool to deal with overcrowding besides local zoning ordinances.**
- USBC PMC: Section 104.5.4.3 deletes "generally" with staff note that term is used of purpose of indicating requirement isn't used in all cases.
- **USBC and SFPC: Review work group consensus for in-building emergency communications.**
- IBSR: Code changes on certification of existing modular buildings and when there is a change of occupancy.
- USBC and VCS: Code changes for CEU's. BCAAC will review and this offers chance to provide BCAAC with input. Legislation is necessary was the last OAG opinion.
- USBC PMC: Section 704 or elsewhere do we need to reference R-5 as the IPMC doesn't list R-5.

**Stakeholders:** Scott Sterling, FSBCC-Elaine Gall/representative, John Catlett-VBCOA, Doug Murrow, John Walsh, Ralston McInnis, Curtis McIver/Tom Hardiman, Rick Witt, Ron Clements, Sam Francis, Mike Toalson, Ken Payne, Lynn Underwood, Karl Cooler, Dan Webb-Roanoke, Sandi Morris, Dave Ansel, Wacel, Jim Messersmith, Robert Sullivan, Roger Carpenter, Frank Kinnier, RickWitt, Blake Hegeman, Schaffer Olgby, Hugh Cross, Greg Revels, Art Dahlberg, Ray Pylant, Ed Altizer, Wayne Lilly, Tip Strickland, Cheri Hainer, Art Lipscomb, Eric Mays, Steve Shapiro, Dave Dicks,

**Staff:** Paula Eubank, Vernon Hodge, Emory Rodgers and Eric Gregory-OAG  
**Meeting Dates:** May 16, 2007 here at DHCD Board Room at 9:30. 2<sup>nd</sup> meeting June 14<sup>th</sup>, 2007 same time and location. 3<sup>rd</sup> meeting if necessary July 26<sup>th</sup>, 2007 same time and location.

### **3. Work Group 3 Technical Amendments IBC and IFC:**

- **B310.1: VBCOA code change for bed and breakfasts at 10 occupants including staff. Bed and Breakfast Association supports effort. Inquired about excluding staff as they require a staff person from 11:00 to 7:00 overnight, CO alarm, fire extinguishers and escape plan. Perhaps arc-fault device for bedrooms?**
- **B310.5: Staff code change to ensure R-4 has to be sprinkled instead of unsprinkled per IRC. Need to coordinate with Group Homes that can be 8 persons a R-5 without sprinklers. Is it time to sprinkle all new licensed group homes and R-4's with reality being some occupants need some assistance? CTC looking at issue too. VDH doing regulations for hospices that 5 or less are R-5 and 6 or more would be I-2, same as nursing homes. Assisted living facilities, congregate care and group homes licensed by state agencies in many cases maybe out of I-1 and R-4 definitions of no assistance.**
- **B308.3 and 407.9: Code changes attempting to merge 101 into IBC for ambulatory surgical/outpatient centers for sprinklers, fire alarms and emergency generators. Unless designated at time of construction these B occupancies would not have these features until 55 feet. So where designated would need these life safety and property protection features. VDH is proponent and ICC CTC is also studying same issue.**
- **E occupancy: VS-AIA may do code change to T508.3 that is more restrictive. Perhaps best to vet with ICC as risks were deemed to be equal.**
- **Chapter 4 I-3: DOC wants to add 12 or so code changes for I-3 in the 2006 USBC and submit to ICC for the 2009 IBC. Staff will meet with DOC and DGS May 31<sup>st</sup> to try to see if all are necessary, including the ones now in the 2003 USBC.**
- **T503: Code change for I-1 for more stringent height and area provisions that would allow wood construction for only 1 story I-1's. ICC has committee reviewing with currently no proposals to be this restrictive.**
- **B707.14.1: Code change to reinsert for highrises and unsprinkled buildings some form of elevator lobby protection by 1 of 4 means. USBC has deleted lobbies where sprinkled and record has been exemplary.**
- **B903.2.1.2: A-2 will require sprinklers at 100 persons instead of 300 persons. Restaurant group opposed. Suggest might be okay for nightclubs. What would be the cost?**
- **Tables 1015.1 and 1019.1: Would need 2<sup>nd</sup> exit at 49 and not 50 plus at 10 for day care. VS-AIA and VBCOA support 50 and deleting the 10. Maybe some other way besides changing number to avoid cost of adding lots of doors.**
- **CO alarms: Virginia Housing Commission looking at existing for dormitories and senior facilities, while the ICC has code changes for new R-s.**
- **B1004.3: Does code need to clarify that only after 50 persons do you need to post the occupancy load for assembly spaces?**
- **IMC 507.2.2.2: Code change from VPMIA to indicate only counter top ovens and microwaves are exempt from hood coverage. Restaurant owners want exemption for steamers and all floor units as it might be a heat issue but isn't a fire issue to have hood systems. ICC challenge.**

- **IMC 403: VPMIA code change that reduces ventilation rates for A and E occupancies as M44 being challenged at ICC.**
- **IFGC 505: Gas stoves tied into the hood system. VHTA may have issue but has been done by localities for years.**
- IFGC 701: VPMIA code change appears to have consensus dealing with make-up air and deleting “unusually tight construction”.
- IFC 107.11 and 108.4: For dormitories set % of combustible materials in sleeping units.
- **IFC 904.11: Code change FSBCC seeks to have UL300 hood systems installed 2-years after effective date for restaurants. Restaurants oppose as does some building officials. What is the cost and impact on small restaurants and fire record? Should legislative approval be sought 1<sup>st</sup> if deemed retroactive measure or can it be an operational and parts issue?**
- SFPC 107.11 and 108.4: Code change to not issue operational permit where there has been past incidents or damages. Not supported by FSBCC nor other impacted parties.
- DSS Licensed Assisted Living Facilities: Their regulations require a source of standby power. There maybe a need to amend the USBC to ensure building departments are uniform in issuing permits and placing requirements consistent with the intent of the DSS regulation.
- IECC: Code changes to improve energy conservation by adopting 2009 changes. ICC is considering changes for attics and sealed ducts.
- **USBC VRC: IEBC questions for 603.2.1 Exception 3.2.4, 704.4.1, 703.2.1, 704.4.1.5 and 708.2 from the 15 statewide seminars.**
- VHC: Looking at sprinklers for 6 stories or higher senior facilities and assisted living facilities. FYI.
- USBC Machine Room-less Elevators (MRLs): Adopt standards. Fairfax allows with several conditions that should be considered.
- USBC, IFGC, NEC, NFPA 54: Grounding of steel conduit. New Issue.

**Stakeholders:** Bill Dupler, FSBCC-Elaine Gall/Representative, Carrie Eddy, Ed Altizer, Charlie Singleton, Art Lipscomb, Guy Tomberlin, Ray Pylant, Art Dahlberg, Duncan Abernathy, Scott Sterling, Ken Payne, John McCrann, Terry Moore, Charles Gregory, Frank Hertzog, Chip Dicks, Blake Hegeman, Teri Lawrence, Jim Lawrence, Frank Castelvechi, Jay Hall, Dave Ansel, Rick Witt, Charlie Gerber, John Seay, John Glover, Julia Hammond, John North, Becky Lindway, Julie Branham, Jim Messersmith, Ron Jordon, Brooks Ballard, Mike Coppa, Bert Jones, Robbie Dawson, Brain Mullins, Craig Conner, Cheri Hainer, Eric Mays, Steve Shapiro, William Andrew, Sam Francis, Mike Wheeler, David Wilkerson

**Staff: Paula, Vernon, Glenn**

**Meeting Dates: May 29, 2007 here at DHCD Board Room 9:30. 2<sup>nd</sup> meeting June 21<sup>st</sup>, 2007 same time and location. 3<sup>rd</sup> meeting if necessary July 31<sup>st</sup> same time and location.**

**4. Work Group 4 USBC IBC 903.1.2.2 Attic Sprinklers:** The USBC requires, based on legislation/law, that attics for senior buildings have the attics sprinkled with 13R being used, while others want and use 13 systems that adds enormous costs when these 4 story buildings are then designed per 13 and not 13R.

**Stakeholders:** Scott Sterling, Mike Toalson, Ken Payne, Bob Caputo, Charles Gregory, Ron Clements, Jay Hall, Bill Dupler, FSBCC-Elaine Gall/Representative, Scott Troutman

**Staff:** Paula Eubank and Vernon Hodge

**Meeting Dates:** May 2, 2007 and June 13, 2007 at 9:30 DHCD 2<sup>nd</sup> floor conference room.

**5. Work Group 5 SFPC International Wildland Urban Interface Code:** Code change that would place into the SFPC only those provisions related to vegetation control, access roads, storage of materials, address markings, etc whereby a locality could enact to enforce in districts of 50 acres. Maybe legislation is required as was the case for open burning in the SFPC.

**Stakeholders:** Dennis Mitchell, Ed Altizer, DOF, DCR, Mike Toalson, Scott Sterling, Ted McCormick, Mark Flynn, Blake Hegeman, Donna Johnson, Duncan Abernathy, Rick Witt, Charlie Singleton, Art Lipscomb, Ed Rhodes, Art Berkley, Stan Massie, Sam Francis

**Staff:** Vernon Hodge, Glenn Dean and Emory Rodgers

**Meeting dates:** May 30<sup>th</sup>, June 27<sup>th</sup> and July 30<sup>th</sup> at DHCD 9:30 in Board Room.